



Smart Code Specific Plan* RFQ

***Including PEIR, Northside Neighborhood Vision,
and Master Planning Services for 179 Acres of
Vacant Property**

Pre-Submittal Meeting
January 15, 2014

David Murray, Senior Planner



Presentation Agenda

- Welcome and Introductions
- Background
- Study Area
- Expectations
- Summary of RFQ Details
- Selection Process
- Questions and Answers



Introductions

- City Staff
 - Al Zelinka, Community Development Director
 - Emilio Ramirez, Community Development Deputy Director
 - Steve Hayes, City Planner
 - David Murray, Senior Planner



Background

- On January 8, 2013, City Council provided “in concept approval” to create the Smart Code Specific Plan as a component of the Business Ready Riverside Strategy
- On October 17, 2013, the Development Committee unanimously authorized the issuance of a RFQ for the Smart Code Specific Plan to include Master Planning Services for the former Riverside Golf Club & Ab Brown Sports Complex
- December 19, 2013: Staff issued a nationwide Request for Qualifications (RFQ) to engage a single consulting team to:
A) Master Plan and Entitle the former Riverside Golf Club & Ab Brown Sports Complex (within the context of the Northside Neighborhood), and **B)** create the Smart Code Specific Plan

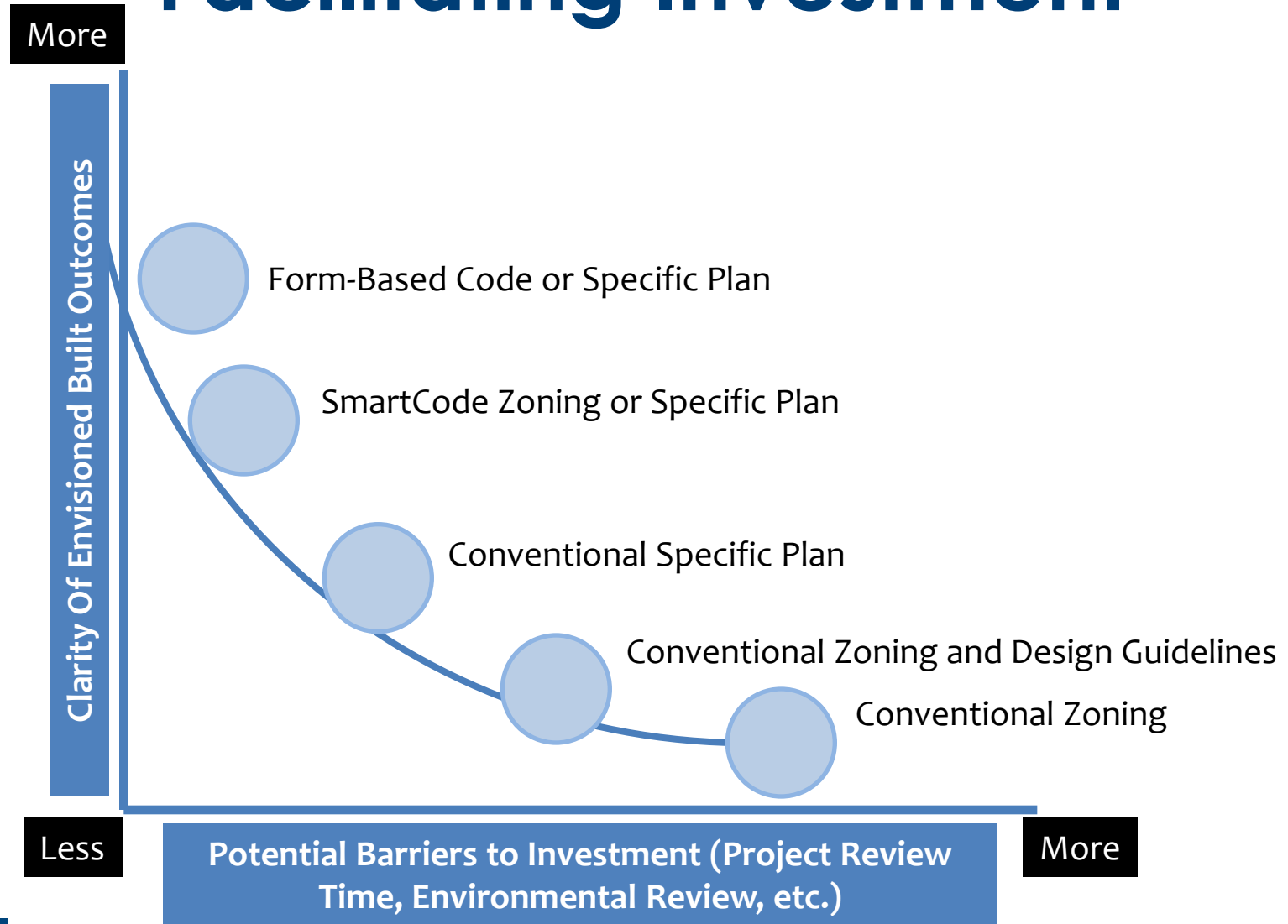


Smart Code Specific Plan

- Goals for the creation of the Smart Code Specific Plan are:
 - Define a community-based vision for the City's existing commercial, industrial, and office areas
 - Preserve and protect existing neighborhoods, uphold historic preservation, accommodate mobility choices, and facilitate great public realms
 - Prepare no nonsense development standards for new mixed use, residential, commercial, industrial and office development that implements the vision
 - Attain program-level CEQA clearance and expedited project review for vision-consistent projects
- Smart Code SP may replace all or part of 8/16 Specific Plans



Facilitating Investment



Northside Vision & Master Planning of 179 Vacant Acres

- The Master Plan for the former Riverside Golf Club and Ab Brown Sports Complex will accomplish the following:
 - Be created via a community-based process and within the context of the larger Northside Neighborhood
 - Create a unique place within the Northside Neighborhood which may include residential, retail, commercial, office, public facilities, and/or park space
 - Generate private investment, increase jobs, and grow property tax revenue
 - Ensure an attractive, well designed, economically and environmentally sustainable addition to the Northside Neighborhood and the City of Riverside



Northside Vision & Master Planning of 179 Vacant Acres

- Specific outcomes/deliverables to include:
 - Community workshops that enable all interested parties the ability to provide valuable input;
 - Market analysis defining what is possible in terms of existing economic, demographic & real estate trends;
 - Refined estimate of total number of dwelling units by type, potential commercial and/or industrial uses and intensities, and public space by type and ac/sf;
 - Illustrative Master Plan with clear & objective development standards & design guidelines; and
 - Existing soccer complex retained and redeveloped with added amenities either in its current location or on another portion of the project area or another centralized/accessible location amenable to the community

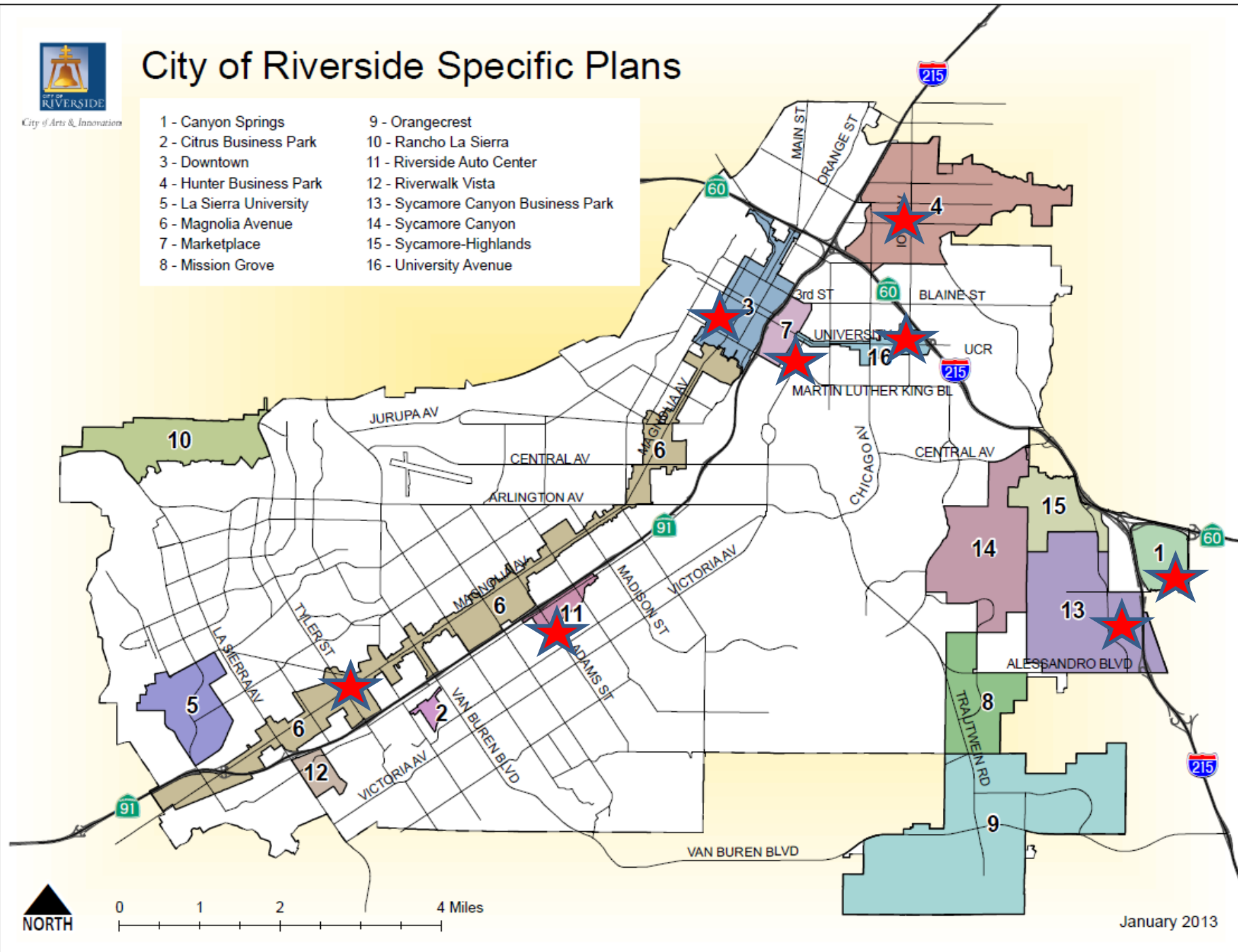




City of Arts & Innovation

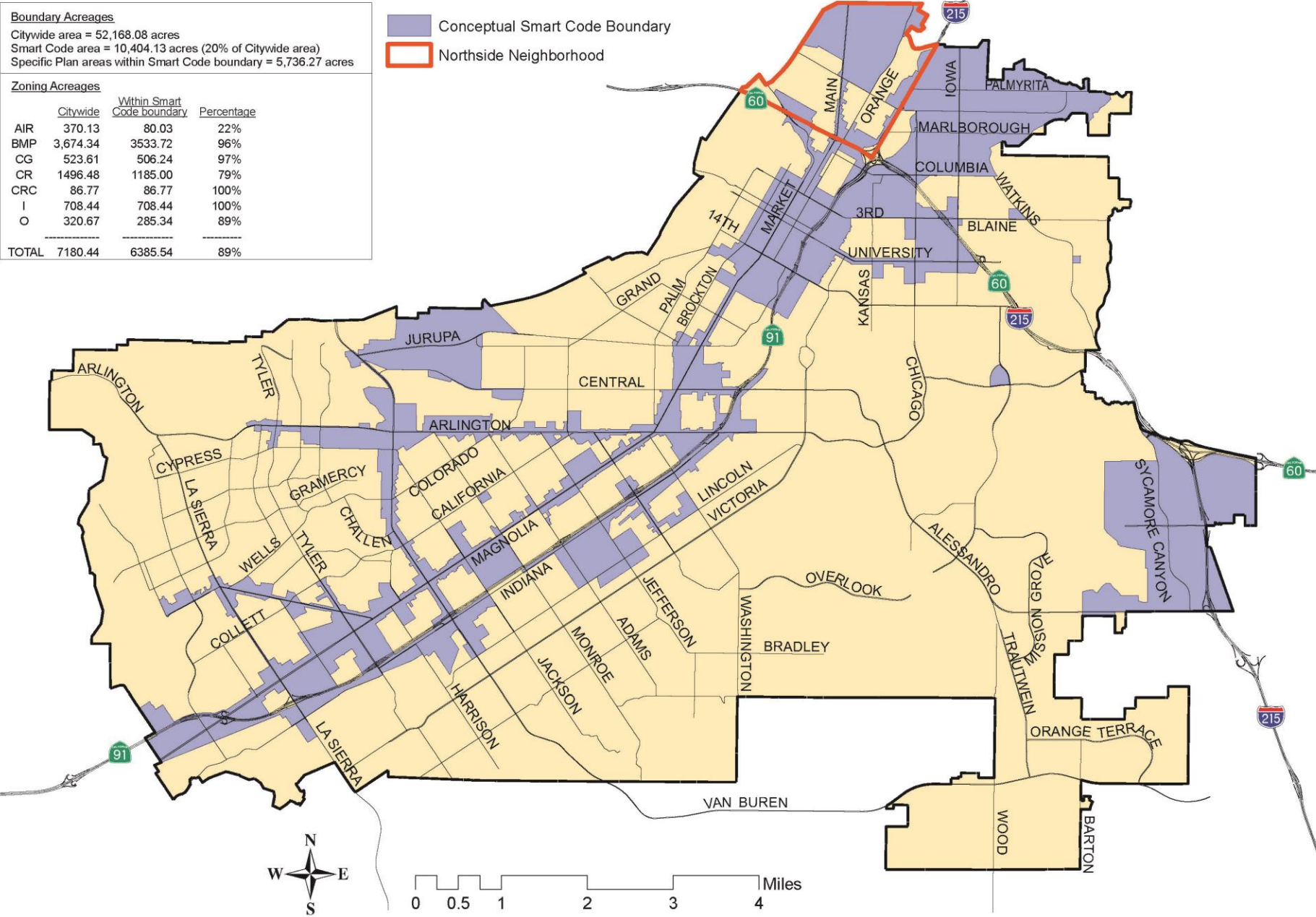
City of Riverside Specific Plans

- | | |
|--------------------------|------------------------------------|
| 1 - Canyon Springs | 9 - Orangecrest |
| 2 - Citrus Business Park | 10 - Rancho La Sierra |
| 3 - Downtown | 11 - Riverside Auto Center |
| 4 - Hunter Business Park | 12 - Riverwalk Vista |
| 5 - La Sierra University | 13 - Sycamore Canyon Business Park |
| 6 - Magnolia Avenue | 14 - Sycamore Canyon |
| 7 - Marketplace | 15 - Sycamore-Highlands |
| 8 - Mission Grove | 16 - University Avenue |



January 2013

Figure 2: Conceptual Smart Code Specific Plan Study Area



Smart Code Specific Plan

Boundary Acreage:

Citywide area = 52,168.08 acres

Conceptual Smart Code area = 10,404.13 acres (20% of Citywide area)

Specific Plan areas within Smart Code boundary = 5,736.27 acres

Zoning Acreages:

Zone	Citywide Acreage	Acreage Within Smart Code	Percentage of Citywide
AIR	370.13	80.03	22%
BMP	3,674.34	3,533.72	96%
CG	523.61	506.24	97%
CR	1,496.48	1,185.00	79%
CRC	86.77	86.77	100%
I	708.44	708.44	100%
O	320.67	285.34	89%
TOTAL	7,180.44	6,385.54	89%



Master Planning Area – 179 Acres



Expectations

- Approach must take into consideration:
 - Need for Extensive Community Engagement and Transparency
 - Aggressive Project Timeline
 - Broad Project Scale and Scope
 - Multicultural and Socially/Economically Diverse Communities
 - Highly Engaged and Committed City Leadership



Path to Northside Vision and Master Plan of Vacant Land

Step 1

Prepare & Affirm Illustrated
Community-Based Vision
Plans for Northside

Step 2

Prepare & Adopt
Entitlements & CEQA to
Implement Northside Vision

Step 3

Prepare & Issue RFP for
Development and
Disposition of Golf Course

9-12 Months

Path to Smart Code

Step 1

Identify & Affirm Smart
Code Specific Plan Area
(SPA)

Step 2

Prepare & Affirm Illustrated
Community-Based Vision
Plans for SPA

Step 3

Prepare & Adopt Smart
Code SP & CEQA to
Implement Vision Plans

18-20 Months



Expectations

- Community Engagement
 - Including (but limited to)
 - Residents
 - Property Owners
 - Business Owners
 - Community Groups
 - Educational Community (Including Students)
 - Economically Disadvantaged
 - Civic Leaders
 - Developers
 - Other Stakeholders



Expectations

- Partnership with City Staff:
 - High Degree of Collaboration and Interaction
 - Weekly/Bi-Weekly Conference Calls
 - Monthly Meetings
 - High Level of Accountability to Budget and Progress on Deliverables

Redevelopment

Placemaking

Corridors

Economic
Development

Community-based
planning

Mobility

Historic
Preservation

Form-Based Code

Neighborhoods

Transfer of
Development
Rights

Marketing

Town and Gown

Parking
Management

Public
Infrastructure

Multilingual

Public Relations

Sustainability

Market Analysis

Downtowns

Community
Visioning

Transit-Oriented
Development

CEQA

Public Engagement

Underserved
Populations

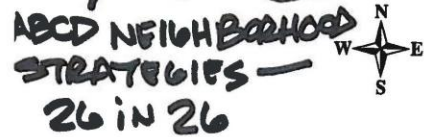
Modeling

Zoning

Project Branding

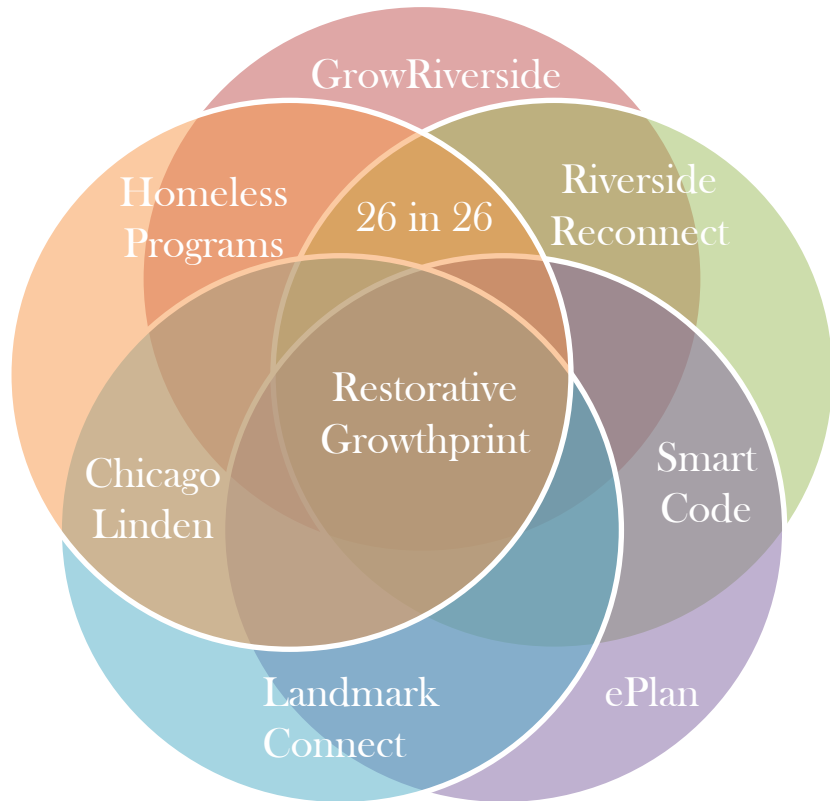


- Connect the Dots With Other City Efforts



Expectations

- Connect the Dots With Other City Efforts



The Riverside Smart Code, Northside Vision, and Master Plan projects are part of a network of interconnected and concurrent efforts that strive to foster economic development and enhance the quality of life for Riverside's residents.

RFQ Details

- SOQ Topics:
 - Part I: Team Description
 - Part II: Background, Experience, and Availability of Key Team Members and Client References
 - Part III: Approach:
 - People
 - Place
 - Products
 - Progress
 - Part IV: Team Success
 - Part V: Sample Products (internet links)



RFQ Details

- SOQ Format and Length:
 - Electronic submittals only
 - 30 pages (maximum)
 - Everything except the front and back cover and the table of contents counts as a page (dividers, marketing materials, appendix, etc.)
 - 1" margins (minimum)
 - 11 point font (minimum)
 - 8.5"x11" page size
- OPTIONAL:
 - 3-Minute (max) multimedia presentation or video describing the team's qualifications (via link).

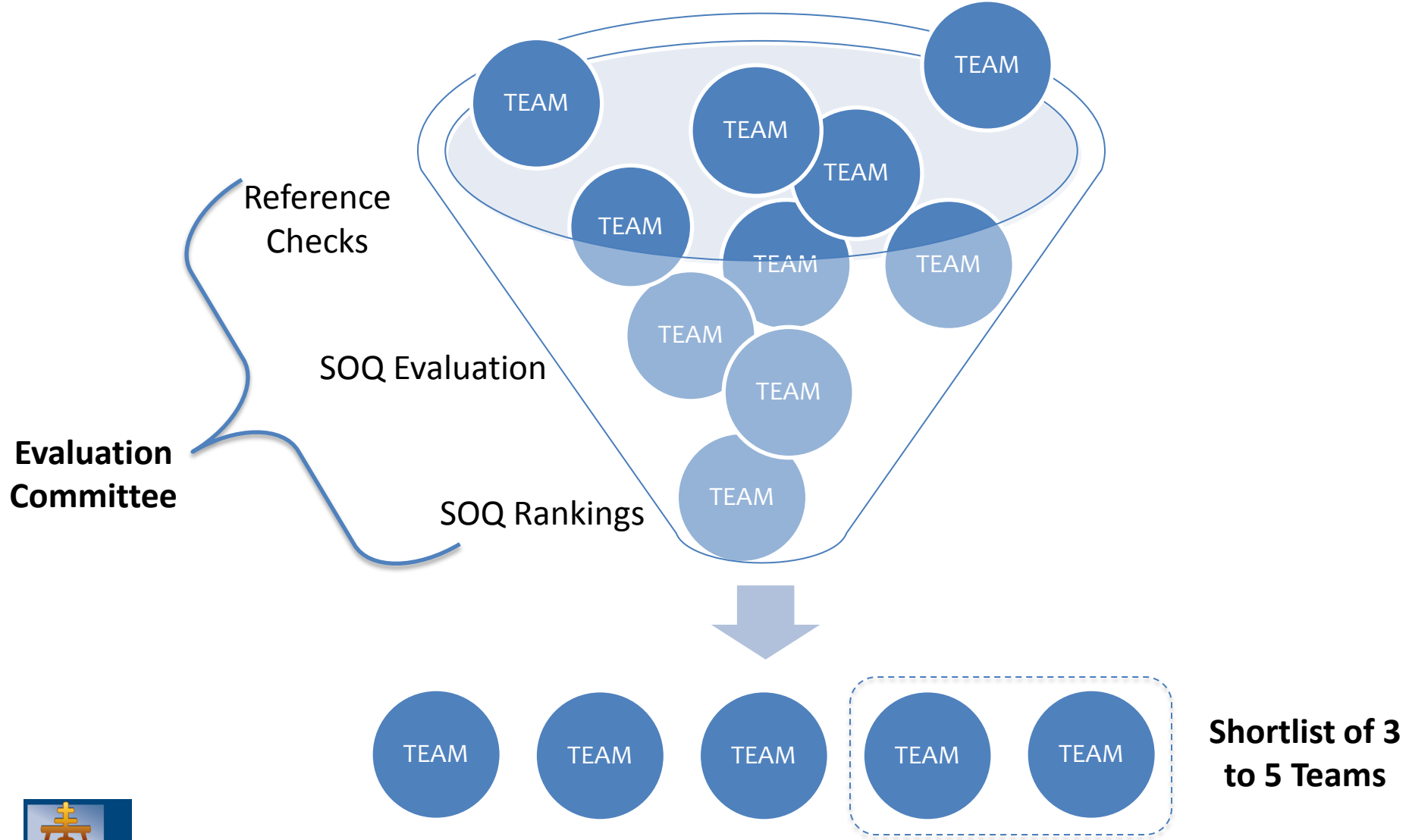


Selection Process

- RFQ Evaluation Committee:
 - 18 City Staff members
 - Assistant City Manager
 - City Clerk
 - City Attorney's Office Representative
 - Intergovernmental and Communications Officer
 - Economic Development Manager
 - Community Development Director
 - Community Development Deputy Director
 - City Planner
 - Code Enforcement Director
 - Community Development Department Senior Management Analyst
 - Smart Code and PEIR Project Manager(s)
 - Successor Agency/Real Property Services Project Manager
 - Historic Preservation Officer
 - Housing and Homeless Services Project Manager
 - Riverside Public Utilities General Manager
 - Public Works Director
 - Director of Parks, Recreation and Community Services
 - Chief Innovation Officer/IT Director



Selection Process



Selection Process

- Evaluation Criteria:

Criteria	Maximum Possible Score
Experience, Qualifications, Availability, and References of the Project Director/Principal In-Charge	10
Experience, Qualifications, Availability, and References of the Smart Code Specific Plan Project Manager	15
Experience, Qualification, Availability, and References of the CEQA/PEIR Project Manager	15
Experience, Qualification, Availability, and References of the Northside Neighborhood Vision and Master Planning Project Manager	15
Team experience with comprehensive community-based planning projects within commercial districts and corridors	5
Experience, Qualifications, Availability, and References for other Key Task Leaders	5
Team's Approach to the Smart Code Specific Plan, the PEIR and the Northside Neighborhood Vision and Master Planning Services for 179 acres of vacant property	15
Demonstrated success of the team in other communities	10
The quality of the example products (provided by internet links)	5
Readability and overall quality of the Statement of Qualifications	5
TOTAL	100 Points



Selection Process

- Top three to five teams will be invited to participate in Request for Proposals (RFP) process
- Shortlist will be posted online at:

www.RiversideSmartCode.info

- Draft Scope, Work Outline, Budget and Schedule will be requested as part of RFP process
- Evaluation Committee & up to 16 appointed community members will conduct interviews and rank consultant teams



Key Dates

- Jan. 22: Final RFQ Questions Due
- Jan. 29: Answers to Final RFQ Questions Posted
- **Feb. 12: Statement of Qualifications Due**
- Feb. 21: Release of Shortlist of Teams
- Feb. 27: RFP Questions Due
- Mar. 4: Answers to RFP Questions Posted
- **Mar. 7: Draft Scope of Work Outline and Schedule Due**
- Mar. 13: Evaluation Committee/Community Interviews – **Draft Budget Due**
- Mar. 18: Evaluation Committee Announces Team rankings



Key Dates

- April 17: Development Committee – Recommendation of Selected Team by Evaluation Committee and Community Members/Representatives
- April 18: Begin Contract Negotiations with Selected Team
- Date TBD: City Council Hearing – Authorization to Execute Contract



Questions and Answers

